

**Housing Finance Authority of Leon County  
February 13, 2020  
Meeting Minutes**

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**MEMBERS PRESENT:** Mr. Mike Rogers, Vice Chairman  
Dr. Jeffrey Sharkey, Secretary  
Mr. Andrew Gay, Treasurer  
Mr. Tom Lewis, Chairman  
Ms. Gail Milon  
Mr. Chuck White

**ADMINISTRATOR:** Mr. Mark Hendrickson  
Ms. Susan Leigh

**HFA LEGAL COUNSEL:** Mr. Mark Mustian

**HFA BOND COUNSEL:** Mr. Jason Breth

**COUNTY STAFF:** Mr. Shington Lamy  
Mr. Matthew Wyman

**GUESTS PRESENT:** K. Lennorris Barber, Mount Olive Housing & CDC  
Lamarr Kemp  
Joe Earp, AHC  
Ray Kuniansky, Columbia Residential

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**Call to Order by Vice-Chairman Rogers**

With a quorum present, Vice-Chairman Rogers called the HFA meeting to order at 12:05 P.M

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**Agenda Item #1: Membership Roll Call**

Staff called the Membership Roll and attending members were Vice Chair Rogers, Secretary Sharkey, Treasurer Gay, Mr. Lewis, Ms. Milon, and Mr. White.

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**Agenda Item #2: Approval of the February 13, 2020, Agenda**

**Action Taken: #2** Vice Chair Rogers called for a motion for approval of the February 13, 2020 Meeting Agenda. Mr. Gay motioned to approve, and it was 2<sup>nd</sup> by Dr. Sharkey. Motion passed unanimously.

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**Agenda Item #3: Approval of the January 9, 2020 Minutes**

**Action Taken: #3** Vice Chair Rogers called for a motion for approval of January 9, 2020 Meeting Minutes. Mr. Gay motioned to approve, and it was 2<sup>nd</sup> by Mr. Lewis. Motion passed unanimously.

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**Agenda Item #4**                      **TEFRA Hearing for Magnolia Family**

Item was handled prior to Board meeting

**Action Taken: #4**                      No action taken

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**Agenda Item #5**                      **Public Comment**

There was no public comment.

**Action Taken: #5**                      No action taken

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**Agenda Item #9A**                      **Revolving Construction Loan Fund**

Vice Chair Rogers proposed to take up this item up outside of the scheduled order, so that all Board members would have an opportunity to discuss. Without objection, the item was discussed.

Mr. White explained the concept and how it differed from the item discussed at the last HFA meeting. He stated that the HFA would contribute \$100,000 to a \$1 million revolving construction loan fund, to be administered by the Tallahassee Lenders' Consortium, which would make construction loans on single family homes built on a "spec" basis and costing approximately \$100,000. Mr. White stated that the fund would be open to any builder, and not limited to non-profits, and a goal would be to get larger builders to construct homes in this price range.

A lengthy discussion followed. Mr. Gay stated that a funding of this level was not prudent given the HFA's current fund balance. Other discussion followed on the merits of the proposal, the goals of the proposal, and if the fund actually would address the underlying issue of why homes are not built in this price range.

Mr. Lamy asked a representative of the HFA to discuss the issue with the Housing Leadership Council. He also stated that a "housing summit" has been scheduled for April 30.

**Action Taken: #9A**                      Staff was directed to research broader issues of affordability.

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**Agenda Items #6A-6C**                      **Financial Reports, Budget & Expenditure Approvals**

Mr. Gay presented the Financial Reports, including the January 31 balance sheet, year-to-date expenditures and income, the backup materials, and the proposed expenditure and debit card approvals.

**Action Taken:**  
6A, 6B & 6C                      Mr. Lewis motioned to accept the January 31, 2020 Financial Statement and Income and Expense Report, and to approve the proposed Expenditure and Debit Card Approval list, and it was 2<sup>nd</sup> by Dr. Sharkey. Motion passed unanimously.

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**Agenda Items #7A**                      **County Update**

Mr. Wyman updated the Board on County activities, including the Home Expo on April 25 and the need to amend the Interlocal Agreement between the County and the HFA due to outdated references. He also discussed the need for the CDBG Advisory Committee to have an HFA member.

**Action Taken: #7A**                      Vice Chair Rogers appointed Mr. Lewis as the HFA's representative on the CDBG Advisory Committee.

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**Agenda Items #8A**                      **Magnolia Family**

Mr. Hendrickson explained that Magnolia Family/Orange Avenue was anticipated to be awarded SAIL funding later this year, and was moving forward on the bond transaction with the HFA. He noted that the TEFRA hearing had been held at Noon, and that BOCC approval of the TEFRA was required so that the HFA could apply for bond allocation.

**Action Taken: #8A**                      Mr. Gay motioned to request the BOCC to give TEFRA approval to the Magnolia Family bond transaction, and it was 2<sup>nd</sup> by Ms. Milon. Motion passed unanimously.

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**Agenda Item #8B:**                      **Magnolia Terrace**

Mr. Hendrickson explained that the Magnolia Terrace bond transaction was ready for final HFA approval. Mr. Breth explained the Resolution drafted by bond counsel granting various approvals necessary for the bonds to be sold and closed.

**Action Taken: #8B**                      Mr. Gay motioned to approve the Resolution giving final approvals for the Magnolia Terrace bond transaction (Resolution attached to minutes), and it was 2<sup>nd</sup> by Ms. Milon. Motion passed unanimously.

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**Agenda Item #8C:**                      **Emergency Repair Program**

Mr. Hendrickson updated the Board on the status of the program.

**Action Taken #8C:**                      **No action taken.**

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**Agenda Item #8D:**                      **Emergency Repair Program**

Mr. Hendrickson noted that this item had been covered in Mr. Wyman's report.

**Action Taken #7C:**                      No action taken.

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**Agenda Item #8D:**                      **Real Estate**

Mr. Hendrickson stated that a property on Great Lakes Street had been sold since the last meeting.

**Action Taken #8D:**                      No action taken.

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**Agenda Item #8E:                      Legal Update**

Mr. Mustian had no legal update.

**Action Taken #8E:**                      No action taken.

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**Agenda Item #8F:                      Occupancy Report**

Mr. Hendrickson presented the quarterly occupancy report for Lakes at San Marcos and Magnolia Terrace.

**Action Taken: #8F**                      Board directed Mr. Hendrickson to include Kenwood Place in the reports.

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**Agenda Item #8G:                      To-Do List**

Mr. Hendrickson reported that the to-do list was in the Board Packet.

**Action Taken #8G:**                      No action taken

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**Agenda Item #8H:                      State Legislative Update**

Mr. Hendrickson updated the Board on the status of housing appropriations and bills at this point in the 2020 Legislative Session.

**Action Taken # 8H:**                      No action taken.

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**Agenda Item # 10:                      Adjournment**

Without objection, Vice Chair Rogers adjourned the meeting at 1:15 PM.

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Marnie George, Chair

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Jeffrey Sharkey, Secretary                      Date:

